

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Lester Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$728,000

Median sale price

Median price \$742,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/2 Tooronga Rd RINGWOOD EAST 3135	\$749,500	14/03/2023
2	5/24 Bayswater Rd CROYDON 3136	\$730,000	06/07/2023
3	2/25 Evon Av RINGWOOD EAST 3135	\$700,000	18/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/08/2023 14:51



 3  1  2

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$728,000

Median Unit Price

June quarter 2023: \$742,500

Comparable Properties



1/2 Tooronga Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$749,500

Method: Private Sale

Date: 14/03/2023

Property Type: House (Res)

Land Size: 378 sqm approx



5/24 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$730,000

Method: Private Sale

Date: 06/07/2023

Property Type: House (Res)

Land Size: 212 sqm approx



2/25 Evon Av RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

 3  1  1

Price: \$700,000

Method: Private Sale

Date: 18/03/2023

Property Type: Unit

Land Size: 380 sqm approx